



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

BHPC MEETING PACKET

Thursday May 8, 2025

5:00 p.m. EST

Prepared by HAND Staff

In Person: The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom:

[Join Zoom Meeting](#)

<https://bloomington.zoom.us/j/84269673454?pwd=dupS9LsxFZck6JsGNk3Yh6CNCCv6LS.1>

[Meeting ID: 842 6967 3454](#)

[Passcode: 711912](#)

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Accessibility Statement

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals.

If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson at the Housing and Neighborhood Development Department at anna.killionhanson@bloomington.in.gov or 813-349-3582 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, human.rights@bloomington.in.gov.

Procedure for Certificates of Appropriateness and Demolition Delays

For each item the Historic Preservation Program Manager will first present a staff report. We will then hear if the Petitioner has any additional information, followed by a round of questions from each Commissioner. We ask that petitioners, the public, and Commissioners refrain from speaking until addressed by the Chair, unless a question is directly addressed to them. If a member of the public or a petitioner wishes to comment, please raise your hand until recognized by the Chair. Once a motion is made we will then open up a discussion of the item for Members of the Commission. We encourage all Commissioners, Petitioners, and members of the public to be civil and respectful at all times.

Bloomington Historic Preservation Commission Meeting

Thursday May 8th, 2025, 5:00 P.M.

In Person:

The McCloskey Room, 401 N Morton St., Ste. 135, Bloomington, IN 47404

Zoom: [Housing & Neighborhood Development is inviting you to a scheduled Zoom meeting.](#)

[Join Zoom Meeting](#)

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AGENDA

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- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. April 24th**
- IV. CERTIFICATES OF APPROPRIATENESS**
 - Commission Review**
 - A. COA 25-15**
 - 1104 N Grant St (Garden Hill HD)
 - Tyler Martin
 - New construction*
- V. DEMOLITION DELAY**
 - A. DD 25-09**
 - 208 S Jefferson St
 - Valubuilt Construction
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. COMMISSIONER COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ADJOURNMENT**

Next meeting date is May 22nd, 2025 at 5:00 P.M. and will be held in a hybrid manner, both in person and via Zoom.

Bloomington Historic Preservation Commission Meeting

Thursday April 24th, 2025

Minutes

I. CALL TO ORDER

Meeting was called to order by **Sam DeSollar @ 5:00 p.m.**

II. ROLL CALL

Commissioners:

Sam DeSollar (Present)
Reynard Cross (Present)
Jeremy Hackerd (Present)
Daniel Schlegel (Present)
Melody Duesner (Present)
Jack Baker (Present)

Advisory Members:

Karen Duffy (Present)
Duncan Campbell (Present)

Staff:

Noah Sandweiss, HAND (Present)
Eddie Wright, HAND (Present)
Anna Killion-Hansen, HAND (Present)
Anna Holmes, City Legal (Present)

Guests:

JD Boruff, City of Bloomington Facilities
Katherine McIntosh
Ernest Xi

III. APPROVAL OF MINUTES

A. April 10th

Jeremy Hackerd made a motion to approve April 10th minutes, **Jack Baker** seconded.

Motion carried 6-0-0. (Yes-No-Abstain)

Sam DeSollar (Y)

Reynard Cross (Y)
Jeremy Hackerd (Y)
Daniel Schlegel (Y)
Melody Duesner (Y)
Jack Baker (Y)

Jeremy Hackerd noted that the minutes should reflect the individual voting tally per Commission bylaws. Staff liaison **Eddie Wright** stated that **Noah Sandweiss** has discussed this with both liaisons and the minutes will reflect this going forward.

The agenda was altered to hear **COA 25-25** at the beginning of the COA review.

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 25-23

2304 N Martha St (Matlock Heights HD)

Kitty McIntosh

Side privacy fence

Noah Sandweiss gave presentation. See packet for details.

Sam DeSollar read the Commission procedural statement.

Commission Review

B. COA 25-15

1104 N Grant St (Garden Hill HD)

Tyler Martin

New construction

COA 25-15 was not heard as the petitioner had stated to **Noah Sandweiss** that he would not be able to attend the meeting and was not present.

Reynard Cross made a motion to continue **COA 25-15** to the next meeting, **Daniel Schlegel** seconded.

Motion carried 6-0-0. (Yes-No-Abstain)

Sam DeSollar (Y)
Reynard Cross (Y)
Jeremy Hackerd (Y)
Daniel Schlegel (Y)
Melody Duesner (Y)
Jack Baker (Y)

C. COA 25-16

1101 N Lincoln St (Garden Hill HD)
Sherri Hillenburg
New construction at site of non-contributing house

COA 25-16 was withdrawn by the petitioner.

D. COA 25-24

600 W 6th St (Near West Side HD)
Leighla Taylor (Fastsigns)
New signage

The petitioner was not present when this COA came up for discussion and vote. It was moved to the end of the meeting to give the petitioner time to arrive.

COA 25-24 was, per procedure, automatically continued to the next meeting as the petitioner did not appear.

E. COA 25-25

642 N Madison St (Showers Furniture HD)
Bloomington Redevelopment Commission
Reconstruction of south wall on Mill
Noah Sandweiss gave presentation. See packet for details.

Jack Baker asked about the failure of the wall. JD Boruff stated it began failing in the corners, but the overall the mortar is in good shape. But they are not sure what they will find when they begin repairs. Due to the age they may not fully know what caused the decay. **Sam DeSollar** asked about the pilasters and placement of the wall to the eaves. The walls will be plumb. **Anna Killion-Hanson** added that the Redevelopment Commission voted to add funding for the repairs. The Mill is missing out on a lot of potential income at this time of the year due to these issues. The estimate for repairs is 12 weeks. The estimates are on the high side so it's likely the project may finish under budget.

Daniel Schlegel made a motion to approve **COA 25-25**, **Jeremy Hackerd** seconded.

Motion carried 6-0-0. (Yes-No-Abstain)

Sam DeSollar (Y)
Reynard Cross (Y)
Jeremy Hackerd (Y)
Daniel Schlegel (Y)

Melody Duesner (Y)
Jack Baker (Y)

V. DEMOLITION DELAY
A. DD 25-07

411 E 10th St
Valubuilt Construction
Noah Sandweiss gave presentation. See packet for details.

Karen Duffy asked about the limestone foundations. **Sam DeSollar** asked if the petitioner is familiar with BRI. Ernest XI stated that he is and he will make anything worth saving available.

Jeremy Hackerd made a motion to waive the Demo Delay period for **DD 25-07**, **Reynard Cross** seconded.
Motion carried 6-0-0. (Yes-No-Abstain)

Sam DeSollar (Y)
Reynard Cross (Y)
Jeremy Hackerd (Y)
Daniel Schlegel (Y)
Melody Duesner (Y)
Jack Baker (Y)

Jeremy Hackerd read the statement releasing the Demo Delay.

B. DD 25-08

413 E 10th St
Valubuilt Construction
Noah Sandweiss gave presentation. See packet for details.

Jeremy Hackerd made a motion to waive the Demo Delay period for **DD 25-08**, **Reynard Cross** seconded.
Motion carried 6-0-0. (Yes-No-Abstain)

Sam DeSollar (Y)
Reynard Cross (Y)
Jeremy Hackerd (Y)
Daniel Schlegel (Y)
Melody Duesner (Y)
Jack Baker (Y)

Jeremy Hackerd read the statement releasing the Demo Delay.

VI. OLD BUSINESS

Noah Sandweiss gave a brief update on sidewalks & Willow Terrace. **Duncan Campbell** asked about ownership of historic sidewalks on campus, City vs IU.

VII. NEW BUSINESS

Noah Sandweiss noted that Housing and Neighborhood Development is partnering with Cicada Cinema to show a movie called The Cruise. More info is available on the Cicada Cinema webpage. The showing will be Friday May 9th at 8pm at 601 N Morton St. Which is the Showers Administration Building. Which has just completed restoration.

VIII. COMMISSIONER COMMENTS

Duncan Campbell asked if notification is being sent to the Petitioners concerning the upcoming meetings. **Noah Sandweiss** stated that they receive notification when the packet is sent out. **Duncan** asked if they could be sent reminders.

IX. PUBLIC COMMENTS

X. ADJOURNMENT

Sam DeSollar adjourned the meeting @ 5:35 pm

Video record of meeting available upon request.

STAFF RECOMMENDATIONS	Address: 1104 N Grant St (Garden Hill HD)
COA 25-15	Petitioner: Tyler Martin
Start Date: 3/13/2025	Parcel: 53-05-33-203-007.000-005
RATING: NON-CONTRIBUTING	Significantly altered 1940 minimal ranch



Background:

On November 14th 2024, the Historic Preservation Commission voted to approve the demolition of a non-contributing building at 1104 N Grant St. Subsequently, Subsequently, two designs have been previously submitted for Commission review on December 12th and March 27th. The March 27th design received a mixed reception with questions raised about height, foundation, and paved parking areas. This new design aims to address these comments.

Request:

New construction of two-story house. The proposal calls for the use of asphalt shingle roofing, 7" reveal LP siding, double hung vinyl windows, a split-face CMU foundation, and painted wooden posts and brackets.

Guidelines: Garden Hill HD

CONTEXT FOR NEW CONSTRUCTION

Standards and guidelines serve as aids in designing new construction that relates sensitively to the surrounding context. Therefore, the most important first step in designing new construction in any historic district is to determine just what that context is. "Contributing" properties are important to the

density and continuity of the historic neighborhood, but are not individually outstanding or notable architecturally. These classifications will be available on-line. Each property in the Garden Hill Study Area is described.

Each site presents a unique context. This is comprised of “contributing” buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context: The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

MATERIALS

RECOMMENDED

1. Building materials, whether natural or manmade, should be visually compatible with surrounding historic buildings.
2. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.
3. Brick, limestone, clapboard, cement board, wood, shingles and stucco are appropriate materials.

SETBACK

1. A new building’s setback should conform to the set-back pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

BUILDING ENTRY

Entrances may characteristically be formal or friendly, recessed or flush, grand or common place, narrow or wide. New buildings should reflect a

similar sense of entry to that which is expressed by surrounding historic buildings.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

HEIGHT

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.
2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.
3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor.

HEIGHT AND SETBACK

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house which is taller than the house next to it must be set back further from the side property line than existing houses.

OUTLINE

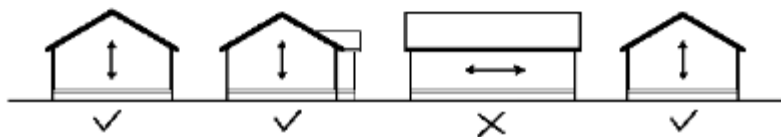
1. The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Roof Shape



2. The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Directional Orientation



MASS

1. The total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings.

FENESTRATION

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Staff recommends approval of COA 25-15

Materials: The proposed materials including LP siding (provided it does not have an imitation grain), brick veneer, asphalt roof shingles, split-face CMU foundation, and painted wood architectural details are consistent with district guidelines.

Setback: The 30' front setback matches that of the neighboring house and other buildings on the block. Likewise the 15' and 9' side setbacks match the nearby buildings on Grant.

Entry: The one story front porch with tapered posts is reflects similar porches found on contributing buildings throughout the district. The addition of a side entrance on Grant Street contributes to a pattern of fenestration typical of buildings in the district and relates the building to the surrounding neighborhood context.

Height: Two story buildings are unusual in Garden Hill and "generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights." Sitting on a corner lot on 15th Street, the two buildings directly to the east of the proposed new construction are approximately 25' high. While this design presents a 21' 10.3" ridge height, this is lower than the neighboring contiguous buildings on the block. Additionally, the revised second story dormers and roof pitch diminish the appearance of height and overall massing.

Outline: The gabled front entrance and full width single-story porch on the south elevation match outlines recommended in the district guidelines.

Mass: The footprint of 26' x 49' is similar in site coverage to neighboring buildings on the 400 block of E 15th Street and the 1100 block of N Grant Street, and the overall mass is similar to contributing buildings in the district.

Fenestration: The regular fenestration patterns presented on the street-facing facades are fairly typical of buildings in the district. The use of double hung windows is consistent with many of the surrounding historic buildings and the new build's stylistic influences.

This latest iteration of 1104 N Grant has many features that reflect the California bungalow form found in the Garden Hill Historic District. Its height, mass, and footprint fit the context of the block and the proposed design elements fit district guidelines and reference architectural features found on historic buildings in the district. Both street facing facades convey a similar sense of entry to that which is expressed by surrounding historic buildings.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Bloomington Historic Preservation Commission

APPLICATION FORM FOR CERTIFICATE OF APPROPRIATENESS

INFORMATION ABOUT THE PROPERTY

Address of Property: 1104 North Grant Street

Parcel Number(s): 53-05-33-203-007.000-005

(OFFICE USE ONLY)

Filing Date: _____

Case Number: _____

HPC Hearing Date: _____

Bloomington Historic District:

- ☐ Courthouse Square Historic District
- ☐ Elm Heights Historic District
- ☐ Fairview Historic District
- ☒ Garden Hill Historic District
- ☐ Greater Prospect Hill Historic District
- ☐ Maple Heights Historic District
- ☐ Matlock Heights Historic District
- ☐ McDoel Historic District
- ☐ Near West Side Historic District
- ☐ Prospect Hill Historic District
- ☐ Restaurant Row Historic District
- ☐ Showers Brothers Furniture Factory Historic District
- ☐ University Courts Historic District
- ☐ Other: _____

RATING (City of Bloomington Survey of Historic Sites and Structures)

- ☐ Outstanding
- ☐ Notable
- ☐ Contributing
- ☐ Non-Contributing

APPLICANT INFORMATION:

Name: Tyler Martin Email: tyler.fieldstone@gmail.com

Address: 3703 Chaudion Court, Bloomington IN 47401 Phone: 8122407565

PROPERTY OWNER INFORMATION:

Check if the Applicant is the property owner. ☒

Name: _____ Email: _____

Address: _____ Phone: _____

PROPOSED WORK (Check all that Apply):

- ☒ New construction
- ☐ Principal building
 - ☐ Accessory building or structure
 - ☐ Addition to existing building
- ☐ Demolition
- ☐ Full Demolition
 - ☐ Partial Demolition
- ☐ Moving a building
- ☐ Alterations to the façade or exterior spaces of the property
- ☐ Window replacement
 - ☐ Door replacement
 - ☐ Siding
 - ☐ Roof material
 - ☐ Foundation
 - ☐ Other façade element: _____
- ☐ New Signage
- ☐ Alterations to the yard
- ☐ Alteration to fences, walls
 - ☐ Tree removal
- ☐ Other(s): _____

ADDITIONAL REQUIRED DOCUMENTS

- ☐ Written description of the nature of the proposal.
- ☐ Written description of all of the proposed materials to be used.
- ☐ Between 3 and 5 photographs of the historic site and/or structure before changes.
- ☐ Scaled drawings or sketches, manufacturer's brochures, and/or photographic precedents showing the proposed alterations to the exterior, additions, changes, or new construction.
- ☐ A map of the site with the site boundaries indicated.

CERTIFICATION

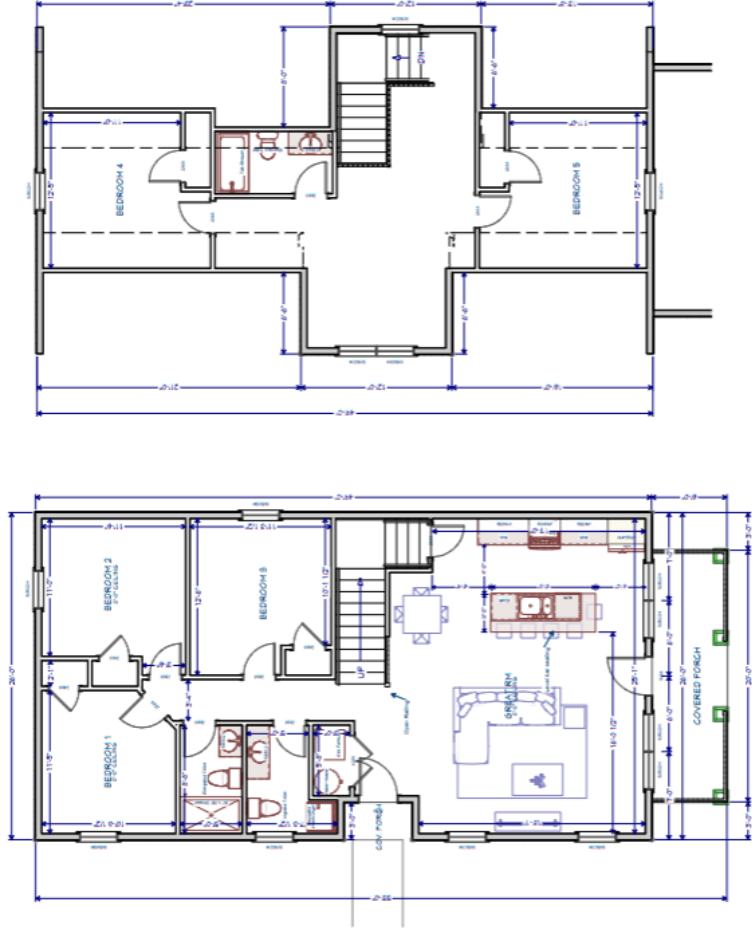
I am the owner or authorized agent responsible for compliance, and hereby acknowledge the following:

1. I have read this application and all related documentation and I represent that the information furnished is correct.
2. I agree to comply with all City ordinances and State statutes, which regulate construction, land use, occupancy, and historic preservation.
3. Any changes made to the project proposal shall be submitted to the City of Bloomington for review.
4. If any misrepresentation is made in this application, the City may revoke any Certificate issued based upon this misinformation.

Applicant's Signature: _____



Date: 3.13.25



Square Footage:

Main Floor: 1,257 sq. ft.
See Floor: 779 sq. ft.
Total: 2,036 sq. ft.

Notes:

Main level ceilings to be 8'-0" unless noted.
Second level ceilings to be 8'-0" unless noted.
Exterior walls to be 2x6, interior to be 2x4.
Door and window sizes noted within plans.

[illegible]

STAFF RECOMMENDATIONS	Address: 208 S Jefferson
DD 25-09	Petitioner: Valubuilt Construction
Start Date: 4/28/2025	Parcel: 53-05-34-422-014.000-005
RATING: CONTRIBUTING	1930 minimal traditional



Background: 208 S Jefferson is a 900 sqft brick house built in 1930. The building has two entrances facing the alley parallel to Jefferson St, and one on the secondary north elevation. The north end of the building and the east and west sides of the south half are gabled and the overall footprint is square. Aerial photographs show that part of the rear street-facing elevation was added between 1949 and 1961. Although the house's date of construction is listed by the recorder's office at 1930, it first appears in city directories in 1955 and does not appear on the 1940 or 1950 census. In 1955 the house was occupied by elderly florists Alva and Minnie Pryor. After their deaths, the house became a rental property, occupied mostly by IU graduate students. Some notable occupants include John Buckingham (1964) a future professor of transcendentalist poetry at Arizona State, Daniel Mato (1971-72) professor emeritus of African art at University of Calgary, and Daniel Shelley (1975) computer science professor at the Rochester Institute of Technology.

Request: Full demolition

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review.

Staff Recommendation: Staff Recommends release of DD 25-09.